

# 1943 Profile of the Baychester, Bronx area

from the 1943 *New York City Market Analysis*



Originally published by the New York Times, the News Syndicate Co.,  
the Daily Mirror, and Hearst Consolidated Publications

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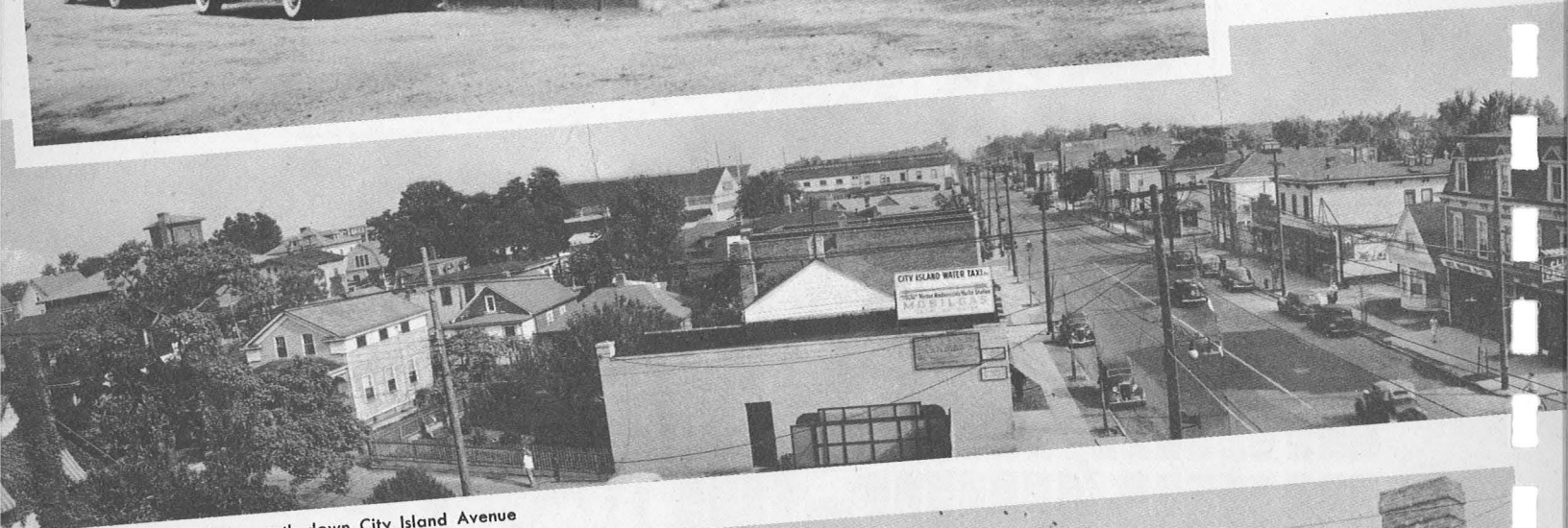
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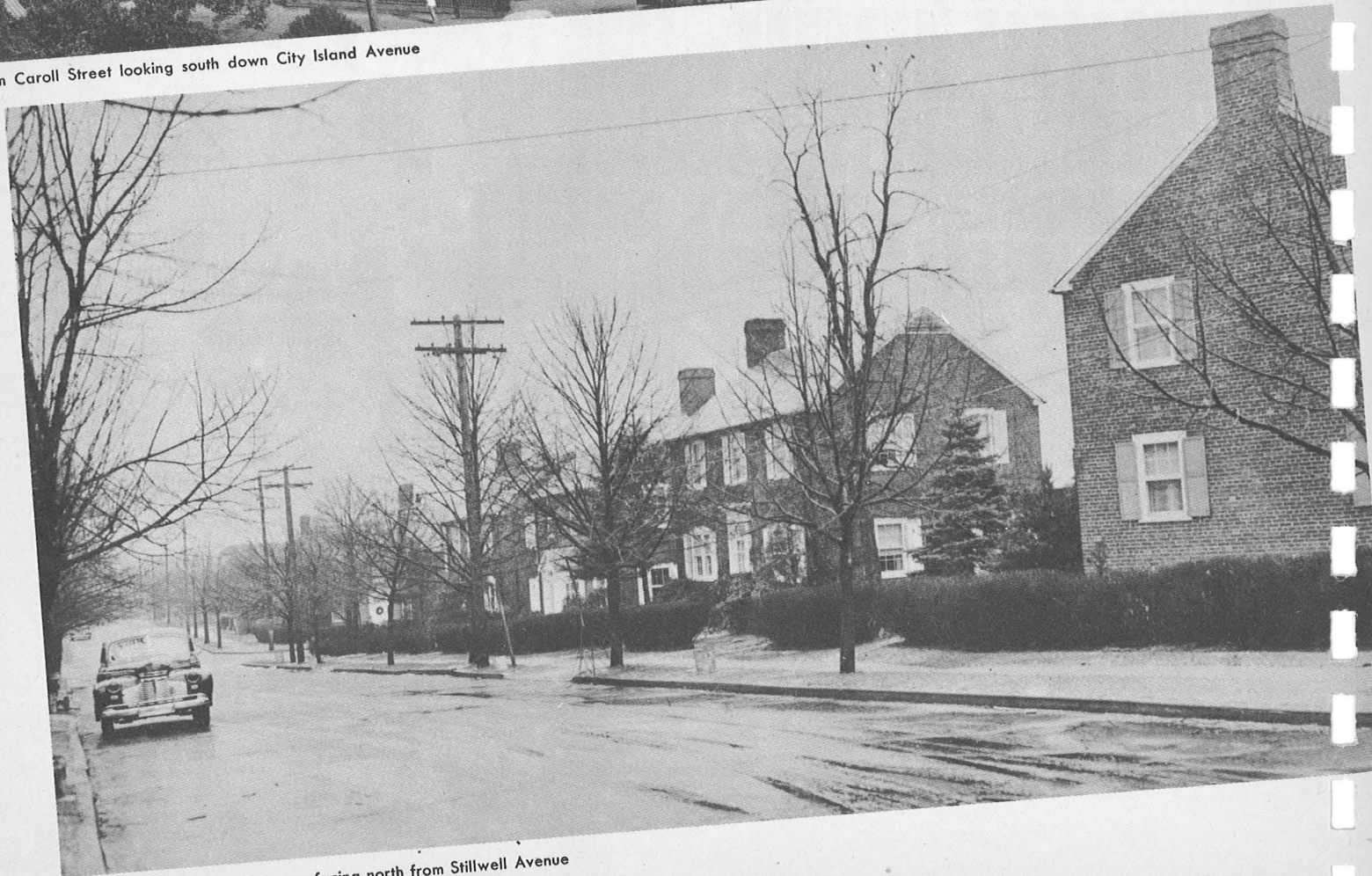
# BRONX 18

Baychester  
City Island

Left: Minneford Avenue and Cross  
Street, City Island

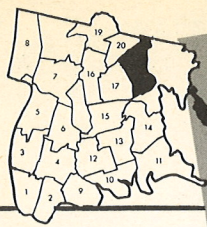


From Carroll Street looking south down City Island Avenue



Wickham Avenue, facing north from Stillwell Avenue





# NEW YORK CITY MARKET ANALYSIS

Compiled by  
THE NEWS  
THE NEW YORK TIMES  
DAILY MIRROR  
JOURNAL-AMERICAN

BRONX

18

## Baychester-City Island

Baychester proper is very sparsely populated. Throughout the central and eastern areas a fill-in and grading program still continues. The southwest section contains a rapidly growing community of better than average homes.

City Island, with a relatively small area, holds a far larger population during the summer months than the mainland territory. Besides the summer cottagers, many families live here the year around in one-family houses and a few small apartment buildings. City Island Avenue is the main thoroughfare and only retail street.

POPULATION . . . . . 6,048  
(larger than Prescott, Ariz.)

Native white . . . . . 4,740  
Foreign-born white . . . . . 1,281  
Negro . . . . . 24  
Other races . . . . . 3

*The few foreign-born, with Italians and Germans leading, are sprinkled throughout the district.*

FAMILIES . . . . . 1,565  
—owner families . . . . . 720  
—tenant families . . . . . 845

### FAMILIES BY MONTHLY RENT & ANNUAL EXPENDITURE GROUPS

Rental	Expenditure	
\$150 & up	\$10,000 & up	33
100-149	6,000-9,999	49
75- 99	4,500-5,999	91
50- 74	3,000-4,499	300
30- 49	1,800-2,999	692
40- 49	2,400-2,999	298
30- 39	1,800-2,399	394
Under 30	Under 1,800	357
Unknown		43

Median family expenditure . . \$2,420  
Average family expenditure . . \$2,910

RESIDENTIAL STRUCTURES . . 1,453  
—one-family houses . . . . . 1,144  
—two-family houses . . . . . 184  
—three-or-more-family houses . . 125

